

SOUTH STAFFORDSHIRE COUNCIL**PLANNING COMMITTEE – 25 MAY 2021****MONTHLY UPDATE REPORT****REPORT OF THE LEAD PLANNING MANAGER****PART A – SUMMARY REPORT****1. SUMMARY OF PROPOSALS**

1.1 A monthly update report to ensure that the Committee is kept informed on key matters including:

- Proposed training
- Any changes that impact on National Policy
- Any recent Planning Appeal Decisions
- Relevant Planning Enforcement cases on a quarterly basis
- The latest data produced by the Ministry of Housing Communities and Local Government

2. RECOMMENDATION

2.1 That Committee note the content of the update report.

3. SUMMARY IMPACT ASSESSMENT

POLICY/COMMUNITY IMPACT	Do these proposals contribute to specific Council Plan objectives?	
	Yes	
	Has an Equality Impact Assessment (EqIA) been completed?	
	No	
SCRUTINY POWERS APPLICABLE	Report to Planning Committee	
KEY DECISION	No	
TARGET COMPLETION/ DELIVERY DATE	25 May 2021	
FINANCIAL IMPACT	No	There are no direct financial implications arising from this report.
LEGAL ISSUES	No	Any legal issues are covered in the report.
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	No other significant impacts, risks or opportunities have been identified.

IMPACT ON SPECIFIC WARDS	No	District-wide application.
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PART B – ADDITIONAL INFORMATION

4. INFORMATION

4.1 Future Training – Changes to Planning Committee were approved at the 26 March 2019 meeting of the Council to reduce committee size from 49 potential members to 21 members. As part of these changes an update report will now be brought to each meeting of the Committee. The intention has been that with a reduced size of Committee additional training will be provided throughout the year, namely before Planning Committee. Please let me know if you have any areas you wish to be considered for training.

4.2 Changes in National Policy – There have been no changes since the last report.

4.4 Planning Appeal Decisions – every Planning Appeal decision will now be brought to the Committee for the Committee to consider. Since the last report there have been 3 appeal decisions since the last Committee, a copy of the decisions are attached as Appendix 1, 2 and 3. These relate to:

- 1 An appeal against the refusal to reduction a TPO tree in height to 10 metres at 46 Histons Drive, Codsall, Wolverhampton WV8 2ET. The appeal was dismissed because the Inspector concluded the proposed works would significantly harm local visual amenity.
- 2 An appeal against a refusal for the construction of a new building for use as a D1 nursery (part retrospective) drainage works to the rear of the nursery (retrospective) and associated works at Springhill House, Springhill Cottage, Springhill Lane, Lower Penn WV4 4TJ. The appeal was allowed (but costs claim dismissed) for a number of reasons; including but not limited to, the overall impact of the size increase is negligible to the openness of the Green Belt and is not an inappropriate form of development within the Green Belt even though it is a materially different building than the one that had consent. The inspector also concluded that after considering other planning matters including energy efficiency, drainage, travel plans that on balance, the benefits of allowing the scheme outweigh the conflict with the development plan; and outstanding issues can be dealt with via appropriate conditions. Officers are already engaging with the applicants to ensure conditions will be met in accordance with timescales set out.
- 3 An appeal against a refusal for the erection of temporary structure to be used as a prototype for pre-fabricated hostel with visitor parking accessed from an existing private drive at The Croft, School Road, Trysull WV5 7HR. The appeal was dismissed because the inspector concluded that the proposal would be inappropriate development in the Green Belt and would harm the Green Belt; and the very special circumstances required to justify the proposed development do not exist.

- 4.5 Members may be aware that planning application 20/00621/OUT Land South of White Hill, Kinver, which planning committee resolved to grant planning permission on 26th January 2021, was the subject of a request to call in for determination by the Secretary of State by Gavin Williamson MP. The Secretary of State has written to the Council on 12th May 2021 and confirmed that he will not call in this application and is content that it should be determined by the local planning authority.
- 4.6 The Secretary of State for Transport has made an order granting development consent West Midlands Interchange (WMI). Documents can be seen here : <https://infrastructure.planninginspectorate.gov.uk/projects/west-midlands/west-midlands-interchange/> Officers are now working with the site promoters to understand next steps.
- 4.7 **Relevant Planning Enforcement cases on a quarterly basis** – No update since last meeting – 78% of Planning Enforcement cases were investigated within 12 weeks of the case being logged in March. This slight drop below the 80% target and reflects several issues including the loss of a member of staff whose fixed term contract came to an end and who will not be replaced; the focus of staff time on a S106 Audit; and a significant Gypsy and Traveller incursion at Hatherton which has taken a considerable amount of officer time away from existing cases. The team continues to manage day to day workload through the triaging of cases to ensure that the necessary information is obtained from the complainant regarding the alleged planning breach before a case is logged.
- 4.8 **The latest data produced by the Ministry of Housing Communities and Local Government** – As members will recall, MHCLG sets designation targets that must be met regarding both quality and speed of planning decisions. The targets are broken into Major and Non major development. If the targets are not met, then unless exceptional circumstances apply, MHCLG will “designate” the relevant authority and developers have the option to avoid applying to the relevant designated Local Planning Authority and apply direct, and pay the fees, to the Planning Inspectorate. Details can be seen at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/760040/Improving_planning_performance.pdf
- 4.9 We will ensure that the Committee is kept informed of performance against the relevant targets including through the MHCLG’s own data.
- 4.10 For Speed – the 2020 target for major developments is that 60% of decisions must be made within the relevant time frame (or with an agreed extension of time) and for non-major it is 70%. For Quality – for 2020 the threshold is 10% for both major and non-major decisions. Current performance is well within these targets and the position as set out on MHCLG’s website will be shown to the Committee at the meeting – the information can be seen on the following link tables:
- 151a – speed – major
 - 152a – quality – major
 - 153 – speed – non major
 - 154 – quality – non major

The link is here – <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

The latest position is on the MHCLG website and the key figures are below:

Speed

151a – majors – target 60% (or above) – result = 90.7% (data up to December 2020)

153 – others – target 70% (or above) – result = 86.4% (data up to December 2020)

Quality

152a – majors – target 10% (or below) – result = 6.1% (date up to March 2019)

154 – others – target 10% (or below) – result = 0.8% (date up to March 2019)

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

N/A

6. PREVIOUS MINUTES

N/A

7. BACKGROUND PAPERS

Appendix 1 – Appeal Decision – 46 Histons Drive, Codsall, Wolverhampton WV8 2ET

Appendix 2 – Appeal Decision – Springhill House, Springhill Cottage, Springhill Lane,
Lower Penn WV4 4TJ

Appendix 3 – Appeal Decision – The Croft, School Road, Trysull WV5 7HR

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